



*Draft Clare County Development Plan 2023-2029,  
Planning Department,  
Clare County Council,  
New Road,  
Ennis,  
Co Clare.  
V95 DXP2*

*22<sup>nd</sup> March 2022*

**Re:** *Submission on Draft Clare County Development Plan 2021-2029 – Request to remove house from Record of Protected Structures*

**Client:** *Margaret & Patrick Keane*

**Address:** *Bernadette House, O’Connell St, Kilkee, Co. Clare*

**Ref:** *DKA/1014*

*To whom it may concern,*

*On behalf of my clients, Margaret & Patrick Keane of Bernadette House, O’Connell St, Kilkee, Co. Clare, I hereby request Clare County Council to remove their property at the above address from the Record of Protected Structures. The subject property is currently entered on the Record of Protected Structures (RPS No. 401).*

*The property has no redeeming architectural features that merit continued inclusion on the RPS. In this regard, the clients would like to note the following:*

- The windows of the property are of white uPVC construction.*
- The external doors are of uPVC construction.*
- The rainwater goods are of uPVC construction.*
- The roof slates of the main two storey house are asbestos slates whilst the rear lean-to extension has concrete roof tiles.*
- The exterior render on the house is smooth plaster finish.*
- Internally, there are no architectural or archaeological important features.*

*The house was restored and modernised prior to the applicant’s taking ownership and residence of the house in 2001. Any architecturally important features that may have previously existed within the subject property were certainly not present when the applicants took ownership of the property.*

*The applicants have had serious issues trying to obtain house insurance over the past number of years due to the property being included on the RPS. Most insurance companies will not even provide a quotation. For those companies that are willing to provide a quotation, the insurance premium is ridiculously high.*

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*Furthermore, the maintenance and improvement costs for a protected structure are significantly higher than that of a non-protected structure. Given the recent spiralling construction and living costs, it is becoming impossible for the applicants, a retired couple, to continue to maintain the property to the required standard.*

*Therefore, the applicants politely request that Clare County Council remove the subject property (RPS No. 401) from the Record of Protected Structures prior to publication of the Clare County Development Plan 2023-2029.*

*The applicants would like to note that the property is located within the Kilkee Architectural Conservation Area and as such, they will continue to maintain the property in keeping with the requirements of ACA's, as outlined by Clare County Council.*

*Please do not hesitate to contact me should you wish to discuss any of the above. The applicants look forward to a favourable decision from Clare County Council to this submission.*

*Yours sincerely,*



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*Diarmuid Keane BSc. (Hons) B. Surv, C.Build E, MCABE, MCIQB.*

**Diarmuid Keane + Associates Ltd**

**Registered Building Surveyor**

**Chartered Building Engineer**

**Chartered Construction Manager**